

**RESOLUTION NO. CZAB14-3-13**

*WHEREAS*, **PINE ISLAND TOMATO FARMS, INC** applied for the following:

USE VARIANCE to permit agricultural farming in the IU-C zone, as would be permitted in the AU zone.

SUBJECT PROPERTY: Lots 9 & 10, Block 1 of JENTECO COMMERCIAL PARK, PB 133-88

LOCATION: The Southeast of SW 117<sup>th</sup> Avenue theoretical SW 160 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested use variance to permit agricultural farming in the IU-C zone, as would be permitted in the AU zone would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and

*WHEREAS*, a motion to approve the application was offered by Curtis Lawrence, seconded by Neal Spencer, and upon a poll of the members present, the vote was as follows:

Diane Coats-Davis	absent	Patrice Michel	absent
Nehemiah Davis	aye	Neal Spencer	aye
Curtis Lawrence	aye		
	Wilbur B. Bell	aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14 that the application be and the same is hereby approved.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources.

*PASSED AND ADOPTED* this 6<sup>th</sup> day of March, 2013.

Hearing No. 13-01-CZ14-2  
ej

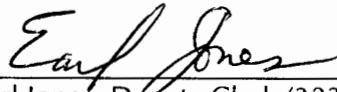
**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20<sup>TH</sup> DAY OF MARCH, 2013.**

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

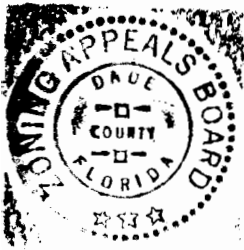
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-3-13 adopted by said Community Zoning Appeals Board at its meeting held on the 6<sup>th</sup> day of March, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20<sup>th</sup> day of March, 2013.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade Department of Department of Regulatory  
and Economic Resources

**SEAL**





miamidade.gov

Department of Regulatory and Economic Resources

Development Services Division  
111 NW 1<sup>st</sup> Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-2640  
www.miamidade.gov/economy

March 20, 2013

Pine Island Tomato Farms, Inc  
c/o Karl Wiegandt  
P.O. Box 247  
Goulds, Florida 33170

Re: Hearing No. 13-01-CZ14-2  
Location:

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-3-13, adopted by the by the Community Zoning Appeals Board which approved your application on the above described property. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificate(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **March 20, 2013**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,  
County Attorney  
111 N.W. 1st Street, Suite 2811  
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl Jones".

Earl Jones  
Deputy Clerk

Enclosure